

UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF GEORGIA
ATLANTA DIVISION

IN RE: : CHAPTER 7
: CASE NO. 20-62468-SMS
WONDALYN SHANTE BAILEY, :
: Debtor. :

REPORT OF SALE

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On February 19, 2021, the Trustee sold real property of the estate known as 233 Long Drive, McDonough GA 30253 (“**Property**”) to W.Y. International, LLC (“**Purchaser**”) for \$180,000.00 as ordered and approved by the Court on February 9, 2021 [Doc. No. 33].

2.

Attached hereto as Exhibit “A” is the Seller’s Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchaser and has received net funds of \$45,929.41 from the sale.

Respectfully submitted this 22nd day of February, 2021.

/s

S. Gregory Hays
Chapter 7 Trustee

Hays Financial Consulting, LLC
2964 Peachtree Road, N.W., Suite 555
Atlanta, Georgia 30305
(404) 926-0060
ghays@haysconsulting.net

Exhibit "A"

Seller's Settlement Statement



CAMPBELL & BRANNON
ATTORNEYS AT LAW

Settlement Date: 02/19/2021
Disbursement Date: 02/19/2021
Settlement Location: 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342
File Number:
Lender:
Loan Type: None
Buyer: W. Y. International, LLC
1774 Holly Springs Rd
Marietta, GA 30062
Seller: S. Gregory Hays as and only as Chapter 7 Bankruptcy Trustee for the Estate of Wondalyn
Shante Bailey
2964 Peachtree Road
Suite 555
Atlanta, GA 30305
Property location: 233 Long Drive
McDonough, GA 30253
Tax Parcel No: 093C01007000

| | Seller | Debit | Credit |
|---|--------|------------|------------|
| Financial Consideration | | | |
| Sale Price of Property | | | 180,000.00 |
| Prorations/Adjustments | | | |
| Prorated HOA Dues \$200/yr 02/19/21 - 12/31/21 | | | 173.15 |
| County Taxes (\$2275.63) 01/01/21 - 02/19/21 | | 305.50 | |
| Credit to buyer from debtor's homestead exemption | | 500.00 | |
| Commissions | | | |
| Commission - Selling Agent to Aspire Real Estate, LLC | | 5,400.00 | |
| Commission- Listing Agent to Humphries & King Realty, LLC | | 5,400.00 | |
| Payoffs | | | |
| Payoff of First Mortgage Loan to MidFirst Bank | | 101,343.50 | |
| HOA Charges | | | |
| 2021 HOA Dues to Fairways at Cottonfields Homeowners Association, I | | 201.67 | |
| Miscellaneous Debits/Credits | | | |
| Henry county water balance to Henry County Water Authority | | 93.07 | |
| Debtor's homestead exemption to Wondalyn Shante Bailey | | 21,000.00 | |
| Subtotals | | 134,243.74 | 180,173.15 |
| Balance Due TO Seller | | 45,929.41 | |

CERTIFICATE OF SERVICE

I hereby certify that I am over the age of 18 and that on this day I served a copy of the foregoing *REPORT OF SALE* by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated:

Office of the United States Trustee
362 Richard B. Russell Building
75 Ted Turner Drive, SW
Atlanta, GA 30303

Eric E. Thorstenberg
Deighan Law LLC
Suite 101
333 Sandy Springs Circle
Atlanta, GA 30328

Wondalyn Shante Bailey
P.O. Box 657
McDonough, GA 30253

Dated: February 22, 2021.

/s
S. Gregory Hays
Chapter 7 Trustee

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2964 Peachtree Road, N.W., Suite 555
Atlanta, Georgia 30305
(404) 926-0060
ghays@haysconsulting.net